

# Unit 11060 SW 196th St # 407 - Paradise Pointe (11040-11050-11060)

11060 SW 196th St # 407 - 11040 SW 196 St, Cutler Bay, FL, Miami-Dade 33157

## Unit Information

MLS Number: A11790945  
 Status: Active  
 Size: 809 Sq ft.  
 Bedrooms: 2  
 Full Bathrooms: 2  
 Half Bathrooms: 0  
 Parking Spaces: 1 Space  
 View:  
 List Price: \$234,000  
 List PPSF: \$289  
 Valuated Price: \$220,000  
 Valuated PPSF: \$272

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units: 190  
 Number of active listings for rent: 0  
 Number of active listings for sale: 6  
 Building inventory for sale: 3%  
 Number of sales over the last 12 months: 4  
 Number of sales over the last 6 months: 4  
 Number of sales over the last 3 months: 3

## Building Association Information

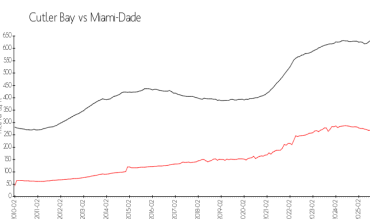
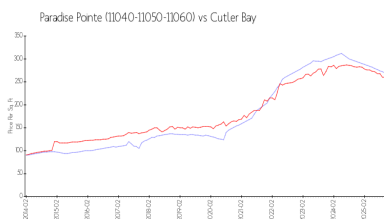
Paradise Point Condominium Association  
 11050 Sw 196th Street  
 Cutler Bay, FL 33157  
 Phone: (305) 253-0971  
 (305) 252-6637

<https://>

## Recent Sales

| Unit # | Size      | Closing Date | Sale Price | PPSF  |
|--------|-----------|--------------|------------|-------|
| 403    | 809 sq ft | Dec 2025     | \$197,000  | \$244 |
| 201    | 625 sq ft | Dec 2025     | \$156,000  | \$250 |
| 209    | 809 sq ft | Sep 2025     | \$193,000  | \$239 |
| 410    | 809 sq ft | Jul 2025     | \$224,999  | \$278 |

## Market Information



Paradise Pointe (110 \$269/sq. ft.  
 40-11050-11060):  
 Cutler Bay: \$258/sq. ft.

Cutler Bay: \$258/sq. ft.  
 Miami-Dade: \$668/sq. ft.

## Inventory for Sale

Paradise Pointe (11040-11050-11060) 3%  
 Cutler Bay 3%



|            |    |
|------------|----|
| Miami-Dade | 4% |
|------------|----|

**Avg. Time to Close Over Last 12 Months**

|                                     |         |
|-------------------------------------|---------|
| Paradise Pointe (11040-11050-11060) | 51 days |
| Cutler Bay                          | 56 days |
| Miami-Dade                          | 77 days |